

HISTORIC RESOURCES COMMISSION AGENDA

Thursday, August 18, 2016

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Randy Black (645-6821) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday September 8, 2016 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – 6:00 pm, Thursday, September 15, 2016 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, July 21, 2016.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **16-8-8a** (*not required to attend*)

583 Franklin Street

Jay Panzer/Facility Strategies Ltd. (Applicant)

East Town Street Historic District

Junior League of Columbus (Owner)

Application #16-8-8 has been divided into item 'a' for Historic Resources Commission review under Staff Recommendations, and item 'b' for Staff Approval under Staff Approved items (see below). Removal of the rear deck and replacement, in-like-kind, was approved March 17, 2016 (COA # 16-3-9a).

Install Juliet Balconies

- Install a Juliet balcony at the two door openings on the second floor, one on the east elevation and one on the west elevation, per the submitted drawings.
- Juliet balconies to remain in place temporarily, until a new deck is built.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:05 P.M.

2. 16-8-19

621 Wilson Avenue

Old Oaks Historic District

GBC Enterprises, LLC (Applicant/Owner)

An application and photographs have been submitted.

Install New Fence

- Remove the existing chain link fence from property line along Mooberry Street (work completed).
- Install a new 6'H, wood privacy fence in the same location.
- Finished side to be facing the neighboring properties and street (i. e. all stringers and posts placed on the inside).

3. 16-8-20

73 West Royal Forest Blvd.

Old Beechwold Historic District

Lindalee Brownstein (Applicant)

Lindalee & Barry Brownstein (Owner)

An application, site plan, photographs, and product cut sheet have been submitted.

Install New Retaining Wall

- Install a new, stone retaining wall, approximately 2' back from the curbline along Royal Forest Blvd., per the submitted site plan.
- New wall to be built on compacted gravel footer, approximately 22' long and 18" high, with gravel backfill and drain tile.
- Wall to return toward house and blend into existing grade.
- Stone to be Windsor cut limestone (3" H and 8" L).
- Each course to be set in place with construction adhesive.
- Install new plantings, per the submitted plan.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:25 P.M.

4. 16-8-21

1049 East Broad Street

21st & E. Broad Street Historic District

Shimelis Ketema (Applicant)

Debre Selam Kidus Gebriel (Owner)

An application, site plan, and photograph have been submitted.

Install New Fence

- Install new, 48" H, black powder coated steel fence at front entry of church, per the submitted site plan.

5. 16-8-22

1825-1827 Bryden Road

Bryden Road Historic District

Austin Rutherford/C Holdings LLC. (Applicant)

C Holdings LLC. (Owner)

An application, photographs, and product cut sheets have been submitted.

Install Egress Windows

- Remove the existing, four (4), wood, one-over-one, double-hung sash windows in the front gable.
- Install two (2), new, all wood (interior/exterior), casement windows, for egress requirements, to match the look of existing windows as closely as possible.
- Windows are custom made to match the stiles and rails of the existing windows.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:50 P.M.

HOLDOVERS

6. 16-4-25--Rehearing

221 East Lane Avenue

Indianola Forest Historic District

G. A. S. Properties/Attn.: George Sourvanos (Applicant/Owner)

An Appeals Application has been submitted for rehearing of the denied application for window replacement which was completed prior to commission review and approval.

Rehearing Request

- Denial of a Certificate of Appropriateness will result in a substantial economic burden on the applicant because the applicant cannot reasonably maintain the property in its current form.
- Add grids to all thirty-seven (37) new windows (excluding existing original basement windows) per submitted Thermo Pro Windows estimate dated 5/25/16.

Taken from the July 21, 2016 meeting minutes:

16-4-25--Rehearing

221 East Lane Avenue

Indianola Forest Historic District

G. A. S. Properties/Attn.: George Sourvanos (Applicant/Owner)

Following presentation of the staff report, a motion was made, vote taken, and results recorded as indicated.

In the absence of, and at the request of the Applicant, continue Application # 16-4-25, 221 East Lane Avenue, Indianola Forest Historic District, to allow time for Applicant time to submit additional materials for rehearing, and direct Historic Preservation Office staff to place on the August 18, 2016 Historic Resources Commission agenda for further review.

MOTION: Wolf/Henry (3-0-0) CONTINUED

Taken from the June 16, 2016 approved meeting minutes:

In consultation with the Historic Preservation Officer at the request of the attorney representing the Applicant/Owner, continue the Rehearing of Application #16-4-24 and direct the H. P. O. to place the application on the July 21, 2016 meeting agenda for consideration.

MOTION: Clark/Stiers (6-0-0) CONTINUED

Taken from the April 21, 2016 approved meeting minutes:

[Note: The windows have been replaced prior to commission review and approval.]

Following the Staff Report, the presentation by the Applicant, and subsequent commission discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #16-4-25, 221 East Lane Avenue, Indianola Forest Historic District, with all clarifications noted.

Replace All Windows

- Remove all existing wood windows and replace with new, Model 0700 Single-Hung, gray color, vinyl windows.

MOTION: Clark/Rowan (0-6-0) DENIED

Reasons for Denial:

3116.11 - Standards for Alteration.

The following standards shall apply to evaluation of the appropriateness of a proposed alteration:

- (2) The distinguishing characteristics of the property shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided whenever possible.*

The Columbus Register of Historic Properties Architectural Guidelines—Windows (p. 52)

“Repair and preserve a structure’s original windows. Often only the sash or part of the sash is missing or in need of replacement. Retain and repair frames and trim in good condition.”



7. 16-6-14

361 E. Broad Street/18 S. Grant Avenue

Bryan Savage (Applicant)

Seneca Hotel Individual Listing

Campus Apartments (Owner)

This application was continued from the June 16, 2016 HRC meeting. An Application with current photos and color sign renderings has been submitted.

Install two (2) New Sign Elements

- Install Koko Tea Salon & Bakery Signage

8. 16-7-23

4900 Olentangy Boulevard

Patrick Maynard (Applicant/Owner)

Old Beechwold Historic District

An Application with current photos, site plan, and written narrative has been submitted. The gravel parking area was installed prior to commission review and a Code Order was issued. The Applicant/Owner has consulted with the Historic Preservation Officer.

Install New Gravel Parking Pad

- Approve the eight feet wide by 30 feet long (8' W x 30' L) parking pad installed prior to commission review and approval.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:10 P.M.

9. 16-8-12a

633 South Ohio Avenue

Malik Islam (Applicant)

Old Oaks Historic District

Al-Maajir Community Development Corp. (Owner)

Application #16-8-12 has been divided into item 'a' for Historic Resources Commission review under Staff Recommendations, and item 'b' for Staff Approval under Staff Approved items (see below).

Install New Fence/Front Yard

- Install a new fence along the front property line, per the submitted photograph (work begun).

Install New Fence/Rear Yard

- Install a new 6'H wood privacy fence in the rear yard, per the submitted photograph (work begun).

10. 16-8-23

128 East Oakland Avenue

Maria-Francesca Fleming (Applicant)

Northwood Park Historic District

Ernst Wehausen & Maria-Francesca Fleming (Owner)

This application was conceptually reviewed July 16, 2015. An application and revised drawings have been submitted.

Construct a New Two-Story Garage

- Construct a new, two-story, wood frame garage with second floor work space per submitted drawings.
- New building to be 26'6" long by 24' wide.
- Siding to be six inch (6") HardiePlank siding with cedar trim.
- Roof to be 3-tab fiberglass shingles to match house shingles—Tamko 'Antique Slate' 3-tab shingles, with ridge vent.
- Two overhead garaged doors to be on north elevation.
- Balcony to be on south elevation.
- Windows to be wood, one-over-one, double-hug sash.

The following is from the July 16, 2015 HRC minutes:

Commissioner Comments:

- *The overall size and setting appear to be appropriate for the site.*
- *Recommend looking for other existing two-story garage examples in historic districts for appropriate design cues*



(e.g. W. Second Avenue/Victorian Village)

- A measured site plan is needed for final review and approval including the location and a section drawing of the six foot high (6' H) wooden fence proposed.
- Two (2) overhead doors are recommended in lieu of one, single overhead door.
- Wood siding with wooden corner boards and wooden face trim at all doors and windows is necessary in lieu of artificial siding and trim materials.
- Vinyl windows are not appropriate.
- Recommend wood windows or aluminum-clad units as appropriate materials for the new carriage house/garage.
- A new application with construction drawings and all exterior finish details including, but not limited to, exterior paint colors, roof shingles, gutter and downspout specifications, etc. is required for final review and approval.

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 P.M.

11. 16-8-24

451 East Town Street

Hillary Hunt (Applicant)

East Town Street Historic District

451 E. Town Street, LLC/Homestead America (Owner)

An application, photos, and site plan have been submitted. Sample window will be submitted.

Install New Fence

- Remove the existing chain link fence on east and west sides of building.
- Install new, black aluminum fence to match existing wrought iron.

Install New Windows

- Remove all existing, steel, casement windows.
- Install new windows, to match existing as closely as possible, per the sample windows submitted August 18th.

New Rear Entry Door

- Remove existing rear, solid, double doors.
- Install new multi-light, double doors, to match window grid.

12. 16-8-25

597-601 Oak Street

Gavin Hossfeld/Baldwin Construction (Applicant)

East Town Street Historic District

R. Furley Real Estate Group (Owner)

An application, photos, and product cut sheets have been submitted. Some work has been completed.

Install New Windows

- Remove all existing, vinyl windows, and install new vinyl windows. Color to be "Tan."

Infill Window Openings

- Infill the existing three (3) window openings on the side elevation with brick to match existing.

Install Glass Block

- Remove existing plywood, and install glass block in the four (4) existing basement window openings.

Install New Doors

- Remove all existing original and non-original doors, and install new, six-panel steel doors.

Replace Fascia (work completed)

- Replace wood fascia with Murtel product, as installed.

Install New Siding

- Remove the existing siding on the second-story bay, and install new Hardi-Plank siding.

New Porch Railing (partially completed)

- Remove the wood privacy panels on the front porch, and install new 36" H privacy panels, per code requirements, to match existing design.

New Gutters & Downspouts

- Install new 5" aluminum gutters and downspouts.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:15 P.M.

13. 16-7-27

511-555 Park Street, 70-100 Spruce Street

North Market Historic District

Christopher Meyers, AIA (A)

Continental Real Estate/Attn.: David Kass (O)

A complete application for Final Review has been submitted. The Applicant has submitted elevations of the new development plans. Conceptual reviews have previously been held at the regular H. R. C. meetings and site visits have been conducted previously. Application #16-5-43 received approval for the requested demolitions, both whole and partial, and Conditional Approval of the proposed new building footprints, massing, and setbacks. The final height and any/all finish details of the new building(s) requires further review and approval (see May Meeting Minutes below).

Construct Two New Buildings

- Requesting approval of exterior materials, building heights, and building massing.

Taken from the May 19, 2016 Meeting Minutes

Following the commissioner comments and ensuing discussion, a motion was made, vote taken, and results recorded as indicated:

Move to approve Agenda Item #9, Application #16-5-43, 511-555 Park Street, 70-100 Spruce Street, North Market Historic District, for the proposed partial demolitions of the existing buildings on North Park Street and the demolition of three (3) buildings located west of School Street and not located in the district and noting that portions of one of the two proposed new eight-story buildings is outside the district. The final height and any/all finish details of the new building(s) is yet to be determined.

MOTION: Stiers/Henry (4-3-0) [Yea-Stiers, Henry, Royan, Morgan; Ne-Wolf, Clark, Gibboney]—

DEMOLITIONS—APPROVED

BUILDING FOOTPRINTS, MASSING, & SETBACKS—CONDITIONAL APPROVAL

GRANTED

Reason(s) for Approval:

City Code Chapter 3116.14—Standards for Demolition

If seeking to demolish an entire structure or major portion thereof, the applicant shall also submit definite plans for reuse of the site, evidence of commitment for funding of the new project, a timeframe for project initiation and completion and an assessment of the effect such plans will have on the character and integrity of the listed property or district.

The commission shall be guided in its decision thereon by balancing the historic, architectural, and cultural value of the structure or architectural feature and the purposes of this chapter.

City Code Chapter 3116.16 - Criteria to Determine Unusual and Compelling Circumstances.

The following criteria shall be used for all applicants to determine the existence of unusual and compelling circumstances: (1)The property has little or no historical or architectural significance.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:35P.M.

14. 16-8-26

333 West Broad Street

Franklin County Historical Society/DBA COSI (Applicant)

Central High School/Individual Listing

City of Columbus (Owner)

An Appeals Application has been submitted for rehearing of the denied application for new signage.

Rehearing Request

- Unusual and compelling circumstances.

The following is from the June 16, 2016 HRC meeting minutes:

16-6-13

333 W. Broad Street

Columbus Register Individual Listing

Franklin County Historical Society/dba COSI (Applicant/Owner)

Following the Staff Report, the presentation by the representatives for the Applicant/Owner, COSI Director of Experience Production, John Shaw, and COSI Director of Experience Design, Eric Burdock, and the subsequent commission discussion and review, the application was separated into Items 'a', and 'b' for clarity of actions, motions were made, votes taken, and results recorded as indicated.

16-6-13a

Approve Application #16-6-13a, 333 W. Broad Street, Columbus Register Individual Listing, as submitted.

Install two (2) New Sign Elements

One:

- Construct one (1) new sign structure with digital billboard identical to the existing COSI sign on the corner of Broad Street and Town Street per submitted rendering.
- New sign to face Town street traffic heading west from downtown (i.e. east) toward COSI and is intended to communicate scheduled events, films, and exhibits.

MOTION: Clark/Henry (2-4-0) [Yea-Henry, Gibboney] DENIED

Reasons for Denial:

3116.13 - Standards for Site Improvements

(C) Signs are regulated by Chapters 3375, 3377, 3379 and 3381, C.C., but shall also be in keeping with the character of the adjacent environment. Excessive size and inappropriate placement results in visual clutter and shall be avoided. A good sign should relate harmoniously to exterior building material, texture and color; express a simple, clear message; and contain a minimum number of words.

The Columbus Register of Historic Properties Architectural Guidelines—Signage (p. 72)

Recommendations:

- Preserve and maintain the historic signage on your building.
- Place signage where it cannot obscure significant architectural details.
- Ensure that the size and placement of a new sign compliments the building's architectural style.
- Do not install large wall signs on a massive industrial building. Instead, add a smaller plaque-style wall sign or a small projecting sign scaled to the size of the entrance.
- For new signage, use external illumination as opposed to internal.

16-6-13b

Approve Application #16-6-13b, 333 W. Broad Street, Columbus Register Individual Listing, as submitted.

Two:

- Install three (3) digital sign banners to replace the existing vinyl banners above the front/east façade main entry with changeable content to promote COSI exhibits day and night with the night display and content being coordinated with Recreation and Parks lighting effects in Genoa Park and the Scioto Greenway.

MOTION: Stiers/Clark (1-5-0) [Yea-Henry] DENIED



Reasons for Denial:

3116.13 - Standards for Site Improvements

(C) Signs are regulated by Chapters 3375, 3377, 3379 and 3381, C.C., but shall also be in keeping with the character of the adjacent environment. Excessive size and inappropriate placement results in visual clutter and shall be avoided. A good sign should relate harmoniously to exterior building material, texture and color; express a simple, clear message; and contain a minimum number of words.

The Columbus Register of Historic Properties Architectural Guidelines—Signage (p. 72)

Recommendations:

- Preserve and maintain the historic signage on your building.
- Place signage where it cannot obscure significant architectural details.
- Ensure that the size and placement of a new sign compliments the building's architectural style.
- Do not install large wall signs on a massive industrial building. Instead, add a smaller plaque-style wall sign or a small projecting sign scaled to the size of the entrance.
- For new signage, use external illumination as opposed to internal.

15. 16-8-27

333 West Broad Street

Central High School/Individual Listing

Capital South Community Redevelopment Corporation (Applicant)

City of Columbus, Recreation and Parks Department (Owner)

A project description and photos have been submitted.

New Garage and Park

- Surface parking to become 600+ space two-level underground parking
- City of Columbus park above (Recreation and Parks)
- Stanchions from original Central High athletic fields – will most likely be moved to a new location

STAFF APPROVALS

• **16-8-1**

1825-1827 Bryden Road

Bryden Road Historic District

Austin Rutherford/C Holdings LLC. (Applicant)

C Holdings LLC. (Owner)

Approve Application #16-8-1, 1825-1827 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as noted.

Install New Privacy Fence

- Remove the existing, deteriorated, wood privacy fence in the rear yard, and install a new six-foot high (6' H), wood privacy fence in the same location.
- Style of the new wood fence is to be board-on-board, six-foot high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside);
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

Install New Door/Garage

- Install a new four-panel, steel, pedestrian door on the existing garage, where no door currently exists, per the submitted product cut sheet/specifications.

Install New Door/House

- Remove the existing, non-original, non-contributing, steel, flush door on the rear elevation of the house.
- Install a new four-panel, steel, pedestrian door on the rear elevation of the house, per the submitted product cut sheet/specifications.



Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house and porches for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to be as follows: Trim – SW “Anchors Aweigh,” Accent – SW “Mega Greige.”
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Temporary Sign

- Install one temporary sign in front yard, per the submitted photograph.
- Sign to be in place only during renovation and is to be removed upon sale of property.

• **16-8-2**

692 Linwood Avenue

Able Roof (Applicant)

Approve Application #16-8-2, 692 Linwood Avenue, Old Oaks Historic District, as submitted and with all clarifications as noted.

Old Oaks Historic District

Ryan Reisiger (Owner)

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and front porch roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be Certain Teed (standard 3-tab), “Nickel Gray.”
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner's Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner's Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Install New Rubber Roof



- Remove any/all asphalt shingles or rolled roofing on the rear, flat porch roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **16-8-3**

1639-1641Bryden Road

Bryden Road Historic District

Emily Estice (Applicant/Owner)

Approve Application #16-8-3, 1639-1641Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house and porches for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to be as follows: Trim – SW “Anchors Aweigh,” Accent – SW “Mega Greige.”
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Repair Box Gutters

- Examine all box gutters on the front porch, and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Replace Porch Ceiling

- Remove and dispose of existing porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.



- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Historic Resources Commission.

Repair/Replace Porch Railings

- Remove any/all damaged, deteriorated, wood balusters and railings, as needed.
- Install new porch balusters and railings as needed, with like material of exact same dimension and profile as the existing, original, balusters and railings; like-for-like.

• 16-8-4

1867 Bryden Road

Esteban Saldarriaga (Applicant)

Bryden Road Historic District

Eye Homes, Inc. (Owner)

Approve Application #16-8-4, 1867 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and front porch roofs, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be GAF-Royal Sovereign, (standard 3-tab), "Nickel Gray."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Eave Soffit & Fascia Repair/Fire Damage

- Repair and or replace all fire damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Siding Repair/Fire Damage

- Repair/replace any fire damaged, original, existing, wood siding with any/all new wood siding to match the original wood siding profile and dimension exactly; like-for-like.

Window Repair/Fire Damage

- Examine all fire damaged windows on the rear elevation, and make all necessary repairs to insure proper operation of upper and lower sashes. Any/all original wood windows are to be repaired in accordance with industry standards for wood windows. Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like. Replace any/all sash which are deteriorated beyond reasonable repair with new wooden sash of exact same profile and dimension. Cut sheet for any new windows to be submitted to Historic Preservation Office staff for review and approval, prior to installation.

Temporary Sign

- Install one temporary sign in front yard.
- Sign to be in place only during renovation of property.



• **16-8-5**

178 East Frambes Avenue

Indianola Forest Historic District

Matthew A. Cooper (Applicant/Owner)

Approve Application #16-8-5, 178 East Frambes Avenue, Indianola Forest Historic District, as submitted and with all clarifications as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof and front porch roofs, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

☐ CertainTeed

Carriage House (dimensional)

☐ Stonegate Gray

☐ GAF

Slateline (dimensional)

☐ English Gray Slate

☐ Weathered Slate

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **16-8-6**

2132 Summit Street

Iuka Ravine Historic District

Megan Heckler/Feazel Roofing (Applicant)

Paul Meyer (Owner)

Approve Application #16-8-6, 2132 Summit Street, Iuka Ravine Historic District, as submitted and with all clarifications as noted.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the rear addition and bay window, down to the sheathing, per the submitted photographs. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications,



and Columbus Building Codes regarding installation of flat roof coverings.

- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia, as needed, with new wood of exact same profile and dimension; like-for-like.

- **16-8-7**

19 West Jeffrey Place

Old Beechwold Historic District

Feazel Roofing (Applicant)

Robert M. & Carolyn E. Depalma (Owners)

Approve Application #16-8-7, 19 West Jeffrey Place, Old Beechwold Historic District, as submitted and with all clarifications as noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be GAF-Royal Sovereign, (standard 3-tab), "Nickel Gray."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **16-8-8b**

583 Franklin Street

East Town Street Historic District

Jay Panzer/Facility Strategies Ltd. (Applicant)

Junior League of Columbus (Owner)

Application #16-8-8 has been divided into item 'a' for Historic Resources Commission review under Staff Recommendations (see above), and item 'b' for Staff Approval under Staff Approved items.

Approve Application #16-8-8, 583 Franklin Street, East Town Street Historic District, as submitted and with all clarifications as noted.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Repair Siding

- Replace any original wood siding and trim on the north elevation where the "bridge" was removed (see COA # 16-3-9b, issued 3-9-2016), and on the south elevation where the deck was removed.
- Any/all new wood siding and trim to match the original wood siding and trim profile and dimension exactly; like-for-like.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Finish coat all exterior wooden surfaces with exterior paint according to manufacture's specifications. Finish color to match existing.

Repair Foundation

Infill the existing opening, where "bridge" and doors were removed, with CMU.



New face stone to match existing stone.

Exterior Light Fixtures

- Remove the existing security lights on the south, west, and east elevations, and install new security lights, per the submitted drawings.

Parge Chimneys

- Reparge and install stone/concrete caps on the existing, previously parged chimneys.

- **16-8-9**

87 West Jeffrey Place

Old Beechwold Historic District

Kevin Servick & Megan Buller (Applicants/Owners)

Approve Application #16-8-9, 87 W. Jeffrey Place, Old Beechwold Historic District, as submitted and with all clarifications and/or revisions noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to be as follows: Shutters – Valspar "Moon Shade;" Door – Valspar "Palisade Blue" or "Heirloom."

- **16-8-10**

199 Rustic Place

Old Beechwold Historic District

Joe Schneider & Susan Tritsch (Applicants)

David Tritsch (Owner)

Approve Application #16-8-10, 199 Rustic Place, Old Beechwold Historic District, as submitted and with all clarifications and/or revisions noted.

Tree Removal

- Remove the dead ash tree from the rear of the lot, per the submitted photographs.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth.
- Haul away all debris.
- The ash tree is a secondary tree located within a larger canopy, therefore planting of a new, replacement tree is not required.

- **16-8-11**

2035 Iuka Avenue

Iuka Ravine Historic District

Ryan Hanson (Applicant/Owner)

Approve Application #16-8-11, 2035 Iuka Avenue, Iuka Ravine Historic District, as submitted and with all clarifications and/or revisions noted.

Install New Rubber Roof

- Remove any/all rubber or rolled roofing on the garage, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Repair/replace wood trim, as needed, like-for-like, and install new modified bitumen roofing membrane, per the submitted specifications.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.



- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia and trim; color to match the existing trim color.

- **16-8-12b**

633 South Ohio Avenue
Malik Islam (Applicant)

Old Oaks Historic District
Al-Maajir Community Development Corp. (Owner)

Application #16-8-12 has been divided into item 'a' for Historic Resources Commission review under New Applications (see above), and item 'b' for Staff Approval under Staff Approved items.

Approve Application #16-8-12b, 633 South Ohio Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.

Tree & Brush Removal

- Remove the one dead tree from the front yard, per the submitted photographs.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth.
- Haul away all debris.
- Remove all overgrown brush and scrub trees along the sides of the lot, as needed.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Exterior Painting/House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements and/or wood siding, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim and siding; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house and garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete foundation) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.



• **16-8-13**

2262 North High Street

Todd Canei/C&C Associates (Applicant)

Northwood Park Historic District

Rober Talbott (Owner)

Approve Application #16-8-13, 2262 North High Street, Northwood Park Historic District, as submitted and with all clarifications and/or revisions noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the apartment building, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

☐ CertainTeed

Carriage House (dimensional)

☐ Stonegate Gray

☐ GAF

Slateline (dimensional)

☐ English Gray Slate

☐ Weathered Slate

☐ Certain Teed

(standard 3-tab)

☐ Nickel Gray

☐ GAF

Royal Sovereign (standard 3-tab)

☐ Nickel Gray

☐ Owens Corning

(standard 3-tab)

☐ Estate Gray

☐ Tamko

(standard 3-tab)

☐ Antique Slate

- Applicant has the option of installing Landmark dimensional shingles at this specific site based on the shallow pitch of the roof and non-historic, non-contributing status of the building.
- Galvanized metal ridge roll, in lieu of cut shingle tabs, is not required at this specific site based on the shallow pitch of the roof and non-historic, non-contributing status of the building.

• **16-8-14**

775 Bedford Avenue

Alex George (Applicant/Owner)

Old Oaks Historic District

Approve Application #16-8-14, 775 Bedford Avenue, Old Oaks Historic District, as submitted and with all clarifications and/or revisions noted.

Remove and Install New Asphalt Shingle Roof/House

- Remove all asphalt shingles on the main roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be CertainTeed, Carriage House (dimensional), "Stonegate Gray."
- Applicant has the option of installing Landmark dimensional shingles at this specific site based on the shallow pitch of the roof and non-historic, non-contributing status of the building.



- Galvanized metal ridge roll, in lieu of cut shingle tabs, is not required at this specific site based on the shallow pitch of the roof and non-historic, non-contributing status of the building.

Repair Slate Roof/Garage

- Replace any/all missing, damaged, and deteriorated slate on the garage roof with new or used slate of the exact same color and profile and in accordance with all applicable City Code and industry standards.

- **16-8-15**

167 Rustic Place

Old Beechwold Historic District

James E. & Barbara E. Melle (Applicant/Owner)

Approve Application #16-8-15, 167 Rustic Place, Old Beechwold Historic District, as submitted and with all clarifications and/or revisions noted.

Repave Driveway

- Repave the existing asphalt driveway with new asphalt.
- New apron and driveway to be of the same size and dimension as the existing apron and driveway, in accordance with all applicable Columbus City Building Codes and industry standards; like-for-like.

- **16-8-16**

1288 Bryden Road

Bryden Road Historic District

Roger Bohn & Daniel Barber (Applicants/Owners)

Approve Application #16-8-16, 1288 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications and/or revisions noted.

Restore Window Opening

Restore the one (1) window opening on the rear elevation (left of porch) that was previously boarded on the exterior and dry-walled on the interior.

Install a new all wood (interior/exterior), one-over-one, double-hung sash window, per the submitted product cut sheet.

New window sash to fit the original, historic window opening.

Existing stone sill and lintel to remain.

Install New Window

- Remove the one (1) existing, non-original, window sash and storm window on the rear elevation (right of porch).
- Install a new all wood (interior/exterior), one-over-one, double-hung sash window, per the submitted product cut sheet.
- New window sash to fit the original, historic window opening.
- Existing stone sill and lintel to remain.

Install New Door

- Remove the one (1) existing, non-original, wood slab door on the rear elevation.
- Install a new, smooth, fiberglass, single-light, two-panel door, per the submitted product cut sheet.

Install New Vent

- Install a new gas range vent on the side elevation, per the submitted photograph.

- **16-8-17**

4787 Rustic Bridge Road

Old Beechwold Historic District

Suzanne Rusconi Accetta, trustee (Applicant/Owner)

Approve Application #16-8-17, 4787 Rustic Bridge Road, Old Beechwold Historic District, as submitted and with all clarifications and/or revisions noted.

Repave Driveway

- Repave the existing asphalt driveway with new asphalt.
- New apron and driveway to be of the same size and dimension as the existing apron and driveway, in accordance with all applicable Columbus City Building Codes and industry standards; like-for-like.



• **16-8-18**

356 E. Twentieth Avenue

Iuka Ravine Historic District

J.R. Thomas & Diane Maxwell (Applicant/Owner)

Approve Application #16-8-18, 356 E. Twentieth Avenue, Iuka Ravine Historic District, as submitted and with all clarifications and/or revisions noted.

Exterior Painting/House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house and garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors for house to be as follows: Wood Trim – Valspar "White."
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- **Previously painted window sills and lintels to be Valspar "Wet Pavement," per the submitted paint color chip.**
- Paint colors for garage to be as follows: Body – Valspar "La Fonda Antique Red;" Wood Trim & Doors – Valspar "White," per the submitted paint color chips.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURN

